



**DOWNTOWN INVESTMENT AUTHORITY
AGENDA**

City Hall at St. James Building
214 N. Hogan Street, 8th Floor, Board Room 851
Jacksonville, Florida 32202
Wednesday, February 20, 2019 – 2:00 P.M.

MEMBERS:

James Bailey, Chairman
Craig Gibbs, Esq. Vice Chairman
Ron Moody, Secretary
Oliver Barakat, Board Member
Carol Worsham, Board Member

Dane Grey, Board Member
Todd Froats, Board Member
Marc Padgett, Board Member
Braxton Gillam, Esq. Board Member

I.	CALL TO ORDER – Chairman Bailey
	A. Pledge of Allegiance
II.	COMMUNITY REDEVELOPMENT AGENCY MEETING
	A. January 16, 2019 Community Redevelopment Agency Meeting Minutes*
	B. Resolution 2019-02-01: Elm Street Lot Purchase*
III.	DOWNTOWN INVESTMENT AUTHORITY BOARD MEETING
	A. January 16, 2019 Downtown Investment Authority Meeting Minutes*
	B. Resolution 2019-02-02: Ambassador Hotel Allocation*
	C. Resolution 2019-02:03: Scope of Services for the Solicitation of Professional Consulting Services: Consolidated Development or Regional Impact (DRI) RFP*
IV.	PRESENTATIONS
	A. Art in Public Places Design Phase of the DIA Urban Arts Project Phase II
V.	CHIEF EXECUTIVE OFFICER REPORT
VI.	CHAIRMAN REPORT
VII.	DDRB BRIEFING
VIII.	OLD BUSINESS
IX.	NEW BUSINESS
X.	PUBLIC COMMENTS
XI.	ADJOURN

* Indicates action item



Downtown Investment Authority
Community Redevelopment Area Board
Ed Ball Building, 214 North Hogan Street,
8th Floor, Board Room 851
Jacksonville, FL. 32202

Wednesday, February 20, 2019 – 2:00 p.m.

Community Redevelopment Agency
MEETING MINUTES

Board Members Present: Craig Gibbs, Esq., Vice Chairman; Oliver Barakat; Dane Grey; Todd Froats; Ron Moody; and Carol Worsham

Board Members Absent: Jim Bailey, Chairman and Braxton Gillam, Esq. and Marc Padgett

Council Members: None

Mayor's Staff: Dr. Johnny Gaffney, Mayor's Office, Boards and Commission Liaison

DIA Staff: Brian Hughes, Mayor's Chief of Staff and Interim Chief Executive Officer; Guy Parola, Operations Manager; Tom Daly, Esq., Finance and Compliance Manager; Jackie Mott, Accountant, and Jim Klement, Development Coordinator

Office of General Counsel: John Sawyer, Esq.

Meeting Convened: 2:10 p.m.

I. CALL TO ORDER

Vice Chairman Gibbs called the CRA meeting to order.

II. COMMUNITY REDEVELOPMENT AGENCY MEETING

A. JANUARY 16, 2019 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER GREY AND SECONDED BY BOARD MEMBER WORSHAM APPROVING THE JANUARY 16, 2019 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

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B. RESOLUTION 2019-02-01: ELM STREET LOT PURCHASE

RESOLUTION 2019-02-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO SELL DUVAL COUNTY TAX PARCEL NUMBER 089290 0000 TO ZERO HANOVER STREET, LLC, FOR \$17,200.00 AND CLOSING COSTS; INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

Guy Parola brought forth Resolution 2019-02-01 Elm Street Lot purchase.

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER GREY APPROVING RESOLUTION 2019-02-01.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

III. DOWNTOWN INVESTMENT AUTHORITY REGULAR MEETING

Occurs post-closing of Community Redevelopment Agency Meeting.

IV. CEO REPORT

Occurs post-closing of Community Redevelopment Agency Meeting.

V. DDRB BRIEFING

Occurs post-closing of Community Redevelopment Agency Meeting.

VI. OLD BUSINESS

Occurs post-closing of Community Redevelopment Agency Meeting.

VII. NEW BUSINESS

Occurs post-closing of Community Redevelopment Agency Meeting.

VIII. PUBLIC COMMENTS

None

IX. ADJOURNMENT

There being no further business, Chairman Bailey adjourned the CRA meeting at approximately 2:14 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a transcript is available upon request. Please contact Karen Underwood, at (904) 630-3492, or by email at karenu@coj.net.



Downtown Investment Authority

MEMORANDUM

To: Downtown Investment Authority Governing Board

Through: Jim Bailey, Chair

From: Brian Hughes, Mayor’s Chief of Staff, Interim DIA Chief Executive Officer

Subject: Resolution 2019-02-01: Unsolicited Proposal for Purchase of Duval County Tax Parcel 089290 0000

Date: February 20, 2019

DIA is in receipt of a proposal to purchase Duval County Tax Parcel 089290 0000 (“Property”). The purchaser owns contiguous property to the City’s parcel. The Property is appraised at \$17,200. The offer to purchase is \$17,200 plus closing costs. At the direction of the DIA Board, a 30-day Notice of Disposition was issued in accordance with Section 163.380(3)(a), Florida Statutes, and Section 122.434(a), Ordinance Code. No additional proposals were received in response to the Notice of Disposition.

The DIA Property is generally located on Elm Street between Price Street and Dora Street in the Brooklyn Neighborhood. The Property has marginal utility as a stand-alone property as it is only 27 feet in width and 0.07 acre in area. Absent incorporation into an adjoining property, it will remain a frustration for redevelopment within the area.

DIRECTION	OWNER	USE
North	City of Jacksonville	Vacant/Undeveloped
South	Sheno Gezim	Vacant/Undeveloped
East	West Bedopas, LLC	Vacant/Undeveloped
West	Zero Hanover Street LLC*	Vacant

* Purchaser is the agent for LLC

*Attachments: Resolution 2019-02-01
Property Location Map
Proposal
Appraisal Summary*

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RESOLUTION 2019-02-01

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE “DIA”) INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO SELL DUVAL COUNTY TAX PARCEL NUMBER 089290 0000 TO ZERO HANOVER STREET, LLC, FOR \$17,200.00 AND CLOSING COSTS; INSTRUCTING THE CHIEF EXECUTIVE OFFICER (“CEO”) TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City owns a 0.07-acre undeveloped property identified by Duval County Tax Parcel Number 089290 0000 (“Property”); and

WHEREAS, the Property is located within the North Bank Downtown Community Redevelopment Area (“North Bank CRA”); and

WHEREAS, DIA is the designated Community Redevelopment Agency for the North Bank CRA, to which a Community Redevelopment Plan was adopted by Ordinance 2014-0560-E; and

WHEREAS, the DIA received an unsolicited offer to purchase the Property from a contiguous property owner; and

WHEREAS, via Resolution 2018-11-03 the DIA instructed its CEO to issue a notice pursuant to Florida Statutes Chapter 163.380(3)(a) and Jacksonville Code of Ordinances Chapter 122, Part 4; and

WHEREAS, after issuing the abovementioned notice, no other responses were received; and

WHEREAS, the fair market value of the property as determined via an appraisal is \$17,200; and

WHEREAS, the property will be sold for the fair market value; and

WHEREAS, the adjoining property owner intends to redevelopment the Property as multi-family, in furtherance of the following Redevelopment Goal and Strategic Objective:

Redevelopment Goal No. 2

Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Strategic Objectives

Actively pursue a minimum of 3,850 built and occupied multi-family dwelling units by 2025; and strive to induce construction of 350 multi-family dwelling units per year, NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action to effectuate the purpose of this Resolution and the sale of the Property to the adjoining property owner, Zero Hanover Street, LLC for the appraised value of \$17,200.00.

Section 3. This Resolution shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Craig Gibbs, Vice Chairman

Date

VOTE: In Favor: _____ Opposed: _____ Abstained: _____



LOCATION MAP RESOLUTION 2019-02-01

LEGEND

-  SITE
-  TAX PARCELS



Not To Scale
February 20, 2019

8/31/2018

To Whom It May Concern,

I propose to purchase the property at 0 Elm St with a real estate number of 089290-0000 from the city of Jacksonville for \$17,200. I own two separate contiguous parcels on either side of this property.

Thank you for your consideration.

A handwritten signature in blue ink, appearing to read "Anthony Sifakis".

Anthony Sifakis

Owner, Jax Development LLC

Realtor, Future Realty Group

(407)927-8417



Appraisal of Vacant Lot on Elm Street
Jacksonville, Duval County, FL 32204

Date of Report: December 27, 2017

JLL File Number: 1605-17-135703

Valuation and Advisory Services



Vacant Lot on Elm Street
Parcel 089290-0000
Jacksonville, FL 32204



6278 Dupont Station Court, Unit 2
Jacksonville, FL 32217

Phone: 904-296-8995
Fax: 904-296-8996

December 27, 2017

Guy Parola, AICP
Operations Manager
Downtown Investment Authority
117 W. Duval Street, Suite 310
Jacksonville, FL 32202

Re: Appraisal

Vacant Lot on Elm Street
Parcel 089290-0000
Jacksonville, Duval County, FL 32204

File Number: 1605-17-135703

Dear Mr. Parola:

At your request, we have prepared an appraisal for the above referenced property, which may be briefly described as follows:

A vacant lot located on the south side of Elm Street and containing $\pm 2,756$ square feet. The subject has not been assigned a local address but is located adjacent west of 325 Elm Street. It has been assigned a parcel identification number of 089290-0000 by the Duval County Property Appraiser.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, and applicable state appraisal regulations.

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), we have made the following value conclusion(s):

Value Conclusions

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value As Is	Fee Simple	December 13, 2017	\$17,200

Your attention is directed to the Limiting Conditions and Assumptions section of this report. Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, we note the following:

This appraisal does not employ any extraordinary assumptions or hypothetical conditions.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

JLL Valuation & Advisory Services, LLC



Patrick Phipps, MAI
Managing Director
FL Certificate #: RZ2954
Telephone: (904) 296-8996 x205
Email: Patrick.Phipps@am.jll.com



Kyle Hildenbrand
Senior Analyst
FL Certificate #: RZ3943
Telephone: (904) 296-8996 x202
Email: Kyle.Hildenbrand@am.jll.com



Downtown Investment Authority
City Hall at St. James Building,
214 N. Hogan Street, 8th Floor, Board Room 851
Jacksonville, FL. 32202
Wednesday, February 20, 2019 – 2:00 p.m.

Downtown Investment Authority
MEETING MINUTES

Board Members Present: Craig Gibbs, Esq., Vice Chairman; Oliver Barakat; Dane Grey; Todd Froats; Ron Moody; and Carol Worsham

Board Members Absent: Jim Bailey, Chairman; Braxton Gillam, Esq. and March Padgett

Council Members: Lori Boyer, Esq., District 5

Mayor's Staff: Dr. Johnny Gaffney, Mayor's Office, Boards and Commission Liaison

DIA Staff: Brian Hughes, Office of the Mayor Chief of Staff and Interim Chief Executive Officer; Guy Parola, Operations Manager; Tom Daly, Esq., Finance and Compliance Manager; and Jim Klement, Development Coordinator

Office of General Counsel: John Sawyer, Esq.

Meeting Convened: 2:14 p.m.

I. CALL TO ORDER

Vice Chairman Gibbs called the DIA meeting to order at 2:14 p.m.

II. DOWNTOWN INVESTMENT AUTHORITY REGULAR MEETING

A. APPROVAL OF THE JANUARY 16, 2019 DIA REGULAR MEETING MINUTES

A MOTION WAS MADE BY BOARD MEMBER GREY AND SECONDED BY BOARD MEMBER BARAKAT APPROVING THE JANUARY 16, 2019 DIA MEETING MINUTES.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

B. RESOLUTION 2019-02-02: AMBASSADOR HOTEL ALLOCATION

RESOLUTION 2019-02-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING UP TO ONE HUNDRED AND THIRTY-SEVEN (137) MULTI-FAMILY UNITS OF DEVELOPMENT RIGHTS AND UP TO FIFTEEN THOUSAND (15,000) SQUARE FEET OF GENERAL OFFICE FROM THE NORTHSIDE EAST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (“DRI”) TO AXIS HOTELS, LLC (“DEVELOPER”) FOR USE ON DUVAL COUNTY TAX PARCELS 073802 1000, 073805 0000, 073803 0000, 073806 0000, AND 073802 0000 (“PROPERTY”); FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND THE NORTH BANK DOWNTOWN AND SOUTHSIDE COMMUNITY REDEVELOPMENT AREA PLAN (“CRA PLAN”); AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

Guy Parola brought forth Resolution 2019-02-02: Ambassador Hotel Allocation

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER FROATS APPROVING RESOLUTION 2019-02-02 AMBASSADOR HOTEL ALLOCATION.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

C. RESOLUTION 2019-02-03: SCOPE OF SERVICES CONSOLIDATED DEVELOPMENT OR REGIONAL IMPACT (DRI) RFP.

Guy Parola brought forth Resolution 2019-02-03: Scope of Services for the solicitation of professional consulting services: Consolidated Development or Regional Impact (DRI) RFP. A PowerPoint presentation was presented.

RESOLUTION 2019-02-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING A SCOPE OF SERVICES, ATTACHED HERETO AS EXHIBIT ‘A’, FOR THE SOLICITATION OF A PROFESSIONAL SERVICES CONSULTANT FOR ABANDONMENT OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (“DRP”), PRESERVATION AND VESTING OF DEVELOPMENT RIGHTS, AND AMENDMENT OF THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS; AUTHORIZING THE DIA BOARD CHAIR TO APPOINT ONE BOARD MEMBER TO PARTICIPATE IN THE SOLICITATION SELECTION PROCESS; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO PARTICIPATE IN THE SOLICITATION SELECTION PROCESS AND OTHERWISE EXECUTE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

A MOTION WAS MADE BY BOARD MEMBER WORSHAM AND SECONDED BY BOARD MEMBER BARAKAT APPROVING RESOLUTION 2019-02-03.

THE MOTION PASSED UNANIMOUSLY 6-0-0.

III. PRESENTATIONS

A. ART IN PUBLIC PLACED DESIGN PHASE OF THE DIA URBAN ARTS PROJECT PHASE II. –

Interim CEO Hughes stated that this will be moved to a future date.

IV. CHIEF EXECUTIVE OFFICER REPORT

Interim CEO Hughes provided a memo and a copy of the unsolicited response to the RFP that was pertaining with the Convention Center.

He stated the options below:

- Make ultimately no change
- Allow the unsolicited proposal that came in to be considered
- For some model of going out to the world and seeing what other uses those parcels could be.

Interim CEO Hughes pointed out that the board may come back next month for considerations.

Board Member Barakat requested having the topic as an agenda item in the Strategic Implementation Committee meeting.

Interim CEO Hughes discussed the final version of the search information package by the Jorgenson search firm.

Interim CEO Hughes reported to the Board that Tom Daly has accepted a position with the City as the Chief of Housing and Neighborhoods. Tom will assist the DIA for an hour as needed while his position remains unfilled. The potential of a new CEO will be given the opportunity to work with the staff once he or she is selected and make an assessment of their organization chart.

DDRB BRIEFING

Jim Klement provided a brief summary of the February 14, 2019 agenda items. The next DDRB meeting will be held Thursday, March 14, 2019 at 2:00 in the Lynwood Roberts Room on the 1st floor of City Hall.

V. OLD BUSINESS

Todd Froats updated the Board on behalf of the Friends of Hemming Park last meeting. They meet every Tuesday and Thursday at 11:30 a.m.

VI. NEW BUSINESS

NONE

VII. PUBLIC COMMENTS

NONE

There being no further business, Vice Chairman Gibbs adjourned the DIA meeting at approximately 2:55 p.m.

The written minutes for this meeting are only an overview of what was discussed. For verbatim comments of this meeting, a transcript is available upon request. Please contact Karen Underwood, at (904) 630-3492, or by email at karenu@coj.net.



Downtown Investment Authority

MEMORANDUM

To: Downtown Investment Authority Governing Board

Through: Jim Bailey, Chair

From: Brian Hughes, Mayor's Chief of Staff, Interim DIA Chief Executive Officer

Subject: Resolution 2019-02-02: Allocation of Development Rights

Date: February 20, 2019

The DIA previously approved a Term Sheet for the redevelopment of the Ambassador Hotel and the block on which it sits. The Development plan calls for up to 110 hotel rooms, up to 227 multi-family units and up to 15,000 square feet of general office space. Ancillary uses such as an activated rooftop are included as well.

The Property is comprised of the Ambassador Hotel, a vacant 37,671 square foot office building, and surface parking. The Ambassador Hotel will return to its use as a hotel; no allocation of hotel rooms from the DRI are necessary. Ninety of the 227 units of multi-family will be accounted for through a conversion of the vacant 37,671 square feet of office space. The additional 137 multi-family units and 15,000 square feet of general office space entitlements necessary for the development plan are being allocated through this Resolution 2019-02-02. The table on the following page shows the Phase I, II and III entitlements within the Northside East Component Area of the Consolidated Downtown DRI that will be available after this allocation.

*Attachments: Resolution 2019-02-02
Property Location Map*

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**NORTHSIDE EAST COMPONENT AREA
CONSOLIDATED DOWNTOWN DRI**

Land Use	Total Phase I Development Remaining	Total Phase II Development Remaining	Total Phase III Development Remaining
Retail	187,321	250,000	1,787,815
Office	1,763,508	1,881,200	10,496,310
Industrial	202,895	50,000	99,594
Gov't/Inst.	1,352,650	250,000	1,123,653
Comm. Utilities	2,470	0	0
Residential	455	1,000	3,072
Attractions (seats)	7,958	10,000	0
Hotel Rooms	0	234	0
Marina Slips	0	0	0

RESOLUTION 2019-02-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) ALLOCATING UP TO ONE HUNDRED AND THIRTY-SEVEN (137) MULTI-FAMILY UNITS OF DEVELOPMENT RIGHTS AND UP TO FIFTEEN THOUSAND (15,000) SQUARE FEET OF GENERAL OFFICE FROM THE NORTHSIDE EAST COMPONENT AREA OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (“DRI”) TO AXIS HOTELS, LLC (“DEVELOPER”) FOR USE ON DUVAL COUNTY TAX PARCELS 073802 1000, 073805 0000, 073803 0000, 073806 0000, AND 073802 0000 (“PROPERTY”); FINDING THAT THE PLAN OF DEVELOPMENT IS CONSISTENT WITH THE DIA’S BUSINESS INVESTMENT AND DEVELOPMENT PLAN (“BID PLAN”) AND THE NORTH BANK DOWNTOWN AND SOUTHSIDE COMMUNITY REDEVELOPMENT AREA PLAN (“CRA PLAN”); AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE THE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance 2014-0560-E, DIA is the “Master Developer” with respect to the Consolidated Downtown Development of Regional Impact (“DRI”) Development Order; and

WHEREAS, via Resolution 2018-09-03 the DIA, as the economic development and Community Redevelopment Agency for Downtown, approved a term sheet with the Developer for the redevelopment of the Property with hotel, multi-family and office uses; and

WHEREAS, the development plan consists of revitalization of the historic Ambassador Hotel with approximately 110 hotel rooms, approximately 15,000 square feet of new office space, and approximately two hundred and twenty-seven (227) new multi-family units; and

WHEREAS, the use of the Ambassador Building as a hotel dates back to 1944; therefore, no allocation of hotel development rights are necessary for its continued use as a hotel; and

WHEREAS, through the internal conversion of existing, vacant office space into multi-family units, 90 of the 227 multi-family units are already entitled; and

WHEREAS, in order to promote a mixed-use development, the DIA desires to allocate up to one hundred and thirty-seven (137) multi-family units and fifteen thousand (15,000) square feet of general office development rights, NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The DIA allocates up to one hundred and thirty-seven (137) multi-family units and fifteen thousand (15,000) square feet of general office development rights from the Northside East Component Area of the Consolidated Downtown DRI to Axis Hotels, LLC, for use on the Property. Axis Hotels, LLC, may assign the allocation of development rights upon written consent of the DIA CEO, which consent shall not be unreasonably withheld.

Section 3. Should the Developer or their assigns fail to complete construction of the multi-family and office components of the development within forty-five (45) months of the effective date of this Resolution, this Resolution and the allocation of development rights shall become null and void without any further action by the DIA. The DIA CEO may extend this deadline for up to six (6) months at their sole discretion.

Section 4. The DIA finds that this Resolution is consistent with and furthers the following BID and CRA Plans Redevelopment Goals and Strategic Objectives:

Redevelopment Goal 1: Reinforce Downtown as the City's unique epicenter for business, history, culture, education and entertainment.

- Strategic Objective: Protect and revitalize historic assets.
- Strategic Objective: Increase the opportunities for Downtown employment.

Redevelopment Goal 2: Increase rental and owner-occupied housing downtown, targeting key demographic groups seeking a more urban lifestyle.

- Strategic Objective: Actively pursue a minimum of 3,850 built and occupied multi-family dwelling units by 2025; and strive to induce construction of 350 multi-family dwelling units per year.

Section 5. The DIA authorizes its Chief Executive Officer to execute the contracts and documents and otherwise take all necessary action in connection therewith to effectuate the purposes of this Resolution.

Section 6. The Effective Date of this Resolution is the date upon execution of this Resolution by the Chair of the DIA Board.

[SIGNATURES ON FOLLOWING PAGE]

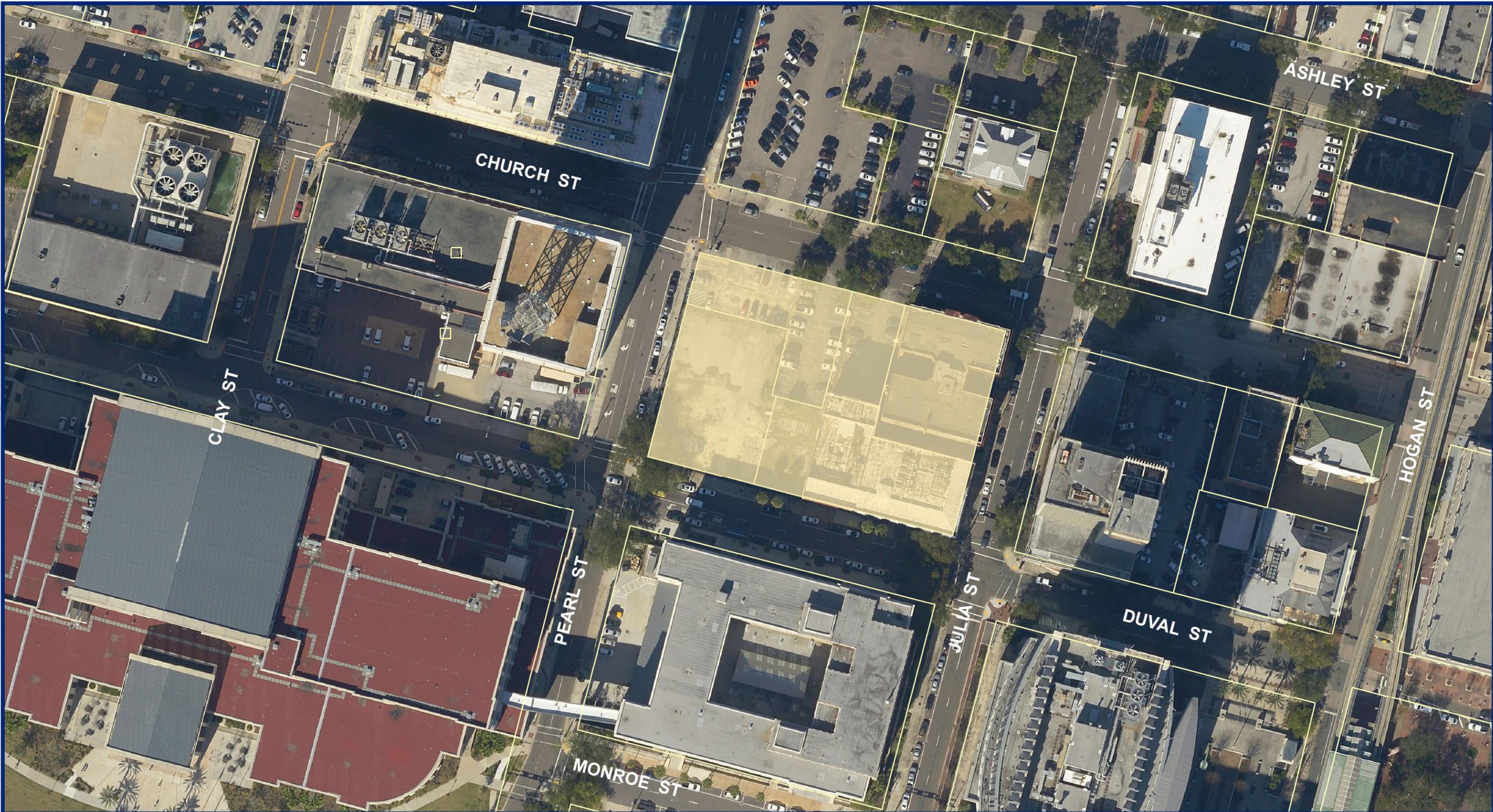
WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Craig Gibbs, Vice Chairman

Date

VOTE: In Favor: _____ Opposed: _____ Abstained: _____



LOCATION MAP RESOLUTION 2019-02-02

LEGEND

-  SITE
-  TAX PARCELS


Not To Scale
February 20, 2019



Downtown Investment Authority

MEMORANDUM

To: Downtown Investment Authority Governing Board

Through: Jim Bailey, Chair

From: Brian Hughes, Mayor's Chief of Staff, Interim DIA Chief Executive Officer

Subject: Resolution 2019-02-03: Scope of Services for the Solicitation of Professional Consulting Services: Consolidated Downtown Development of Regional Impact

Date: February 20, 2019

The Consolidated Downtown Development of Regional Impact ("DRI") was created as a mechanism to vest development rights within Downtown. This vesting of rights was a way to streamline the entitlement process by establishing that a certain amount of development rights have already been mitigated (i.e., there is sufficient infrastructure and roadway capacities to accommodate growth). In doing so, entitlements are sequestered into discreet categories (e.g. multi-family), and within these categories existing a certain amount of development that may occur.

What we are experiencing now is contrary to the initial concept of establishing the DRI: that is, we are experiencing a shortage in certain available entitlements (e.g. hotel rooms) and a surplus in other entitlements (e.g. office): the DRI is at risk of becoming a hindrance to urban scale density and mix of uses. However, within the DRI are substantial and available entitlements that continue to be an advantage in attracting development to Downtown because they are exempted from concurrency and mobility fees. There are additional benefits to the DRI that exist as well: for example, Downtown has no predefined maximum density requirements. Therefore, the purpose of Resolution 2019-02-03 is to eliminate the DRI's limits through abandonment, while preserving its vested development rights and incorporating its other benefits into the Comprehensive Plan and Land Development Regulations.

The Scope of Services attached to Resolution 2019-02-03 has been vetted through the City's Planning and Development Department. A solicitation for professional services (i.e., RFP) will be issued through the City's Procurement Department and the City's Professional Services Evaluation Committee ("PSEC"), who ultimately will award the contract. As an advisory to PSEC, a grading committee will be established consisting of, at a minimum, one DIA Board Member and the DIA CEO or DIA Staff. It is contemplated the Planning and Development Department will also have representation on the grading committee.

RESOLUTION 2019-02-03 SUMMARY MEMORANDUM
PAGE 2 OF 2

It is anticipated that this is a nine to twelve month process. Iterative steps such as converting development rights between uses (e.g. office to hotel rooms) may be necessary to maintain development momentum within Downtown.

Attachment: Resolution 2019-02-03

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RESOLUTION 2019-02-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (“DIA”) APPROVING A SCOPE OF SERVICES, ATTACHED HERETO AS EXHIBIT ‘A’, FOR THE SOLICITATION OF A PROFESSIONAL SERVICES CONSULTANT FOR ABANDONMENT OF THE CONSOLIDATED DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT (“DRI”), PRESERVATION AND VESTING OF DEVELOPMENT RIGHTS, AND AMENDMENT OF THE COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS; AUTHORIZING THE DIA BOARD CHAIR TO APPOINT ONE BOARD MEMBER TO PARTICIPATE IN THE SOLICITATION SELECTION PROCESS; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO PARTICIPATE IN THE SOLICITATION SELECTION PROCESS AND OTHERWISE EXECUTE CONTRACTS AND DOCUMENTS AND OTHERWISE TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance 2014-560-E, DIA is the “Master Developer” with respect to the Consolidated Downtown Development of Regional Impact (“DRI”) Development Order; and

WHEREAS, via the adoption of Resolutions 82-802-378, Resolution 85-1508-549 and Resolution 91-208-93 the City created the Southside DRI, Northside West DRI and Northside Ease DRI, respectively; and

WHEREAS, via the adoption of Ordinance 92-392-489, the City consolidated the three separated DRIs into a single DRI; and

WHEREAS, pursuant to Section 380.0651, Florida Statutes, as a Dense Urban Land Area City of Jacksonville is exempted from the DRI processes; and

WHEREAS, the Consolidated Downtown DRI contains antiquated requirements and an imbalance in vested development rights that, if not addressed, will restrict the redevelopment of Downtown Jacksonville; and

WHEREAS, as the Master Developer for the Consolidated Downtown DRI, the DIA desires to abandon the Consolidated Downtown DRI; retain the vested development rights; and ensure that DIA’s function as the Downtown Master Developer is preserved through amendment of the City’s Comprehensive Plan and Land Development Regulations, NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The DIA approves the general Scope of Services and Evaluation Matrix to be incorporated into a solicitation for a professional services consultant in substantially the form attached hereto as Exhibit "A."

Section 3. The DIA authorizes its Chief Executive Officer to make modifications to the Scope of Services as may be necessary to effectuate the purpose of this Resolution.

Section 4. The DIA authorizes its Chair to appoint one board member to participate in the solicitation selection process; and the DIA Staff to act on the Board's behalf during the solicitation selection process.

Section 5. The DIA authorizes its CEO to participate in the selection process and otherwise execute contracts and documents and otherwise take all necessary action in connection therewith to effectuate the purposes of this Resolution.

Section 6. The Effective Date of this Resolution is the date upon execution of this Resolution by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Craig Gibbs, Vice Chairman

Date

VOTE: In Favor: _____ Opposed: _____ Abstained: _____

RESOLUTION 2019-02-03

EXHIBIT A

TASK 1. ABANDONMENT OF D.R.I.

Shepherd through both State and local governmental bodies their respective application and processes for the abandonment of the DRI and the rescinding of the DRI Development Order, which is to be construed to mean completing the application and all of its components, including the analysis it may take to fill out certain aspects including the addressing of each DRI condition area; attend all public hearings or meetings in conjunction with these applications and processes; and assemble all data necessary for these applications and processes. Note: assume amendments to the City of Jacksonville Comprehensive Plan and Land Development Regulations will be required as part of this task.

TASK 2. PRESERVATION OF TRANSPORTATION AND NON-TRANSPORTATION VESTED DEVELOPMENT RIGHTS

The Downtown DRI's Phase I development rights are fully mitigated. There remain unencumbered development rights, and the potential for additional development rights, within various phases of the DRI that have been mitigated from both transportation a non-transportation perspectives. The intent of Task 2 is to preserve these mitigated and unencumbered development rights for future use or allocation by the DIA. To that end, it will be required of a consultant to update the remaining development rights to the current ITE Trip Generation Manual's most recent edition; create a new conversion factor table to ensure that any new proposed development does not exceed the external trip generation that has been mitigated for from a transportation perspective; create a process by which the development rights may be utilized by the DIA to incentivize development; and shepherd through both State and local governmental bodies, as applicable, any amendments or changes to the Comprehensive Plan or the Land Development Regulations necessary to effectuate the intent of Task 2.

TASK 3. COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS

Residential density and non-residential development potential within the Central Business District ("CBD") Land Use Category are currently governed per the DRI. The intent of Task 3 is to ensure that the there remains no pre-determined maximum density or non-residential development potential within the CBD Land Use Category. To that end, it will be required of a consultant to identify, recommend and shepherd through both State and local governmental bodies, as applicable, any amendments or changes to the Comprehensive Plan or the Land Development Regulations necessary to effectuate the intent of Task 3.